

# Retail ★ SALE

LanCarteCRE.com

1228 RANGER HWY WEATHERFORD, TX 76086





#### PROPERTY FEATURES

- Freestanding 7,878 SF on 1.58 AC
- Current Liquor Store with High Profits
- Built in 2009
- Drive-thru with Coolers in Place
- Mineral Wells Hwy and Ranger Hwy Frontage with Ingress/ Egress on Both
- Monument Signage on Both Highways
- Zoning: C1 (Commercial District)
- Traffic Count: 15,893 VPD
- \$800,000 in Inventory
- Multiple Humidors
- 31 Parking Spots
- All Brick Exterior with Steel Framing & 2 Roll up Doors (12x12) (12x14)

#### LOCATION OVERVIEW

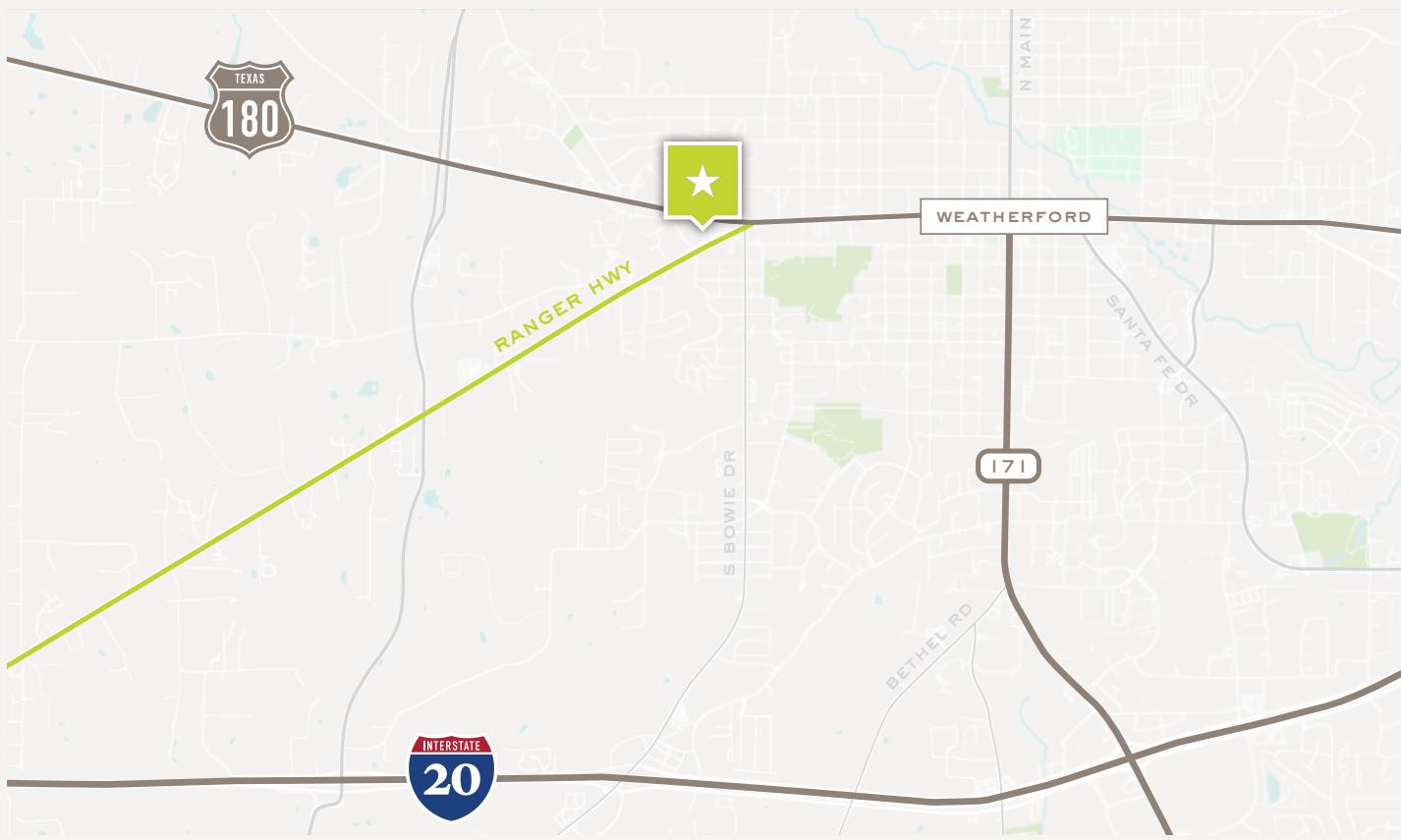
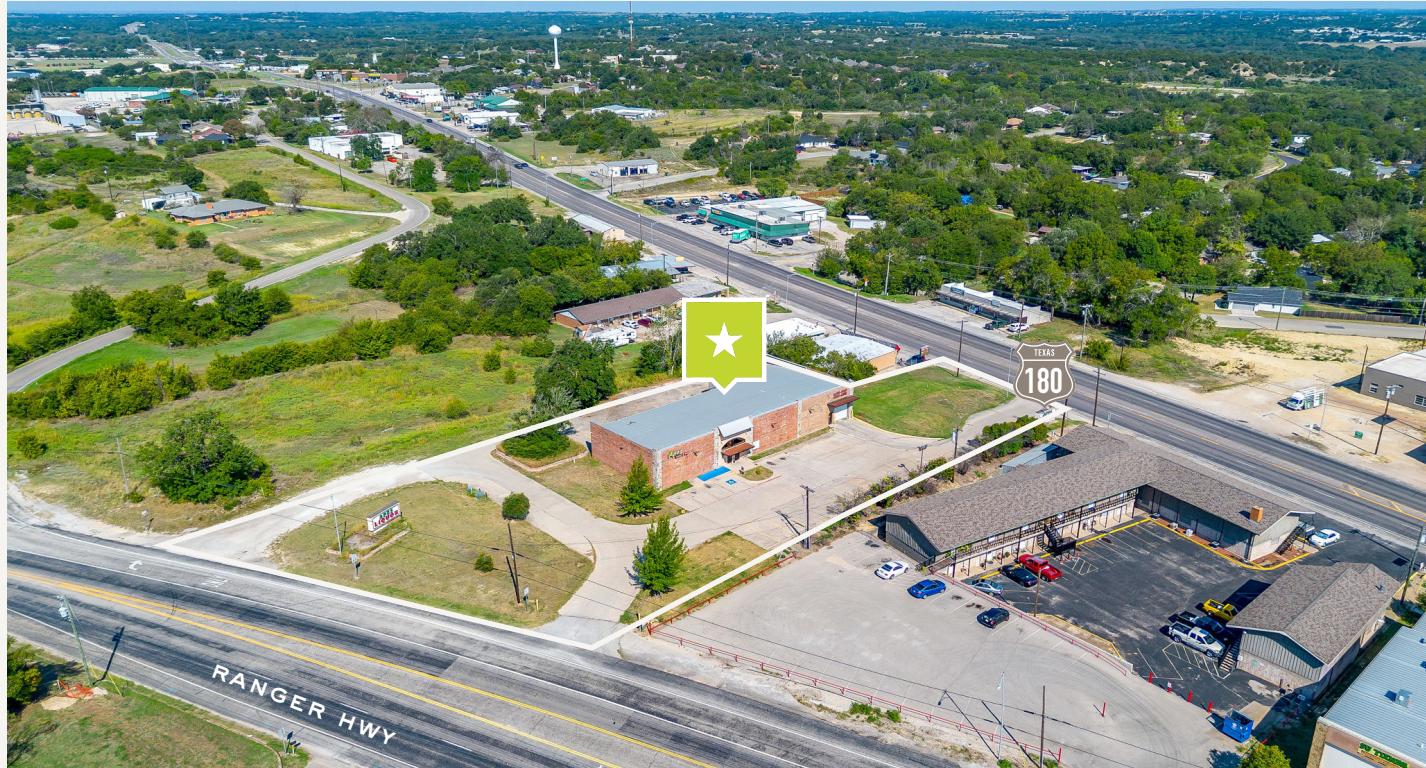
Located in Weatherford, TX, one of the fastest growing cities in the state with an 8.2% growth rate since 2020, this property is ideally positioned for growth. Nestled between Mineral Wells Highway and Ranger Highway, it offers convenient ingress and egress from two major Weatherford thoroughfares. Just east of the new Ric Williamson Highway, there are multiple new developments underway. This site provides excellent visibility, accessibility, and a strong opportunity to be in the path of Weatherford's rapid expansion.

#### SALE PRICE

**\$1,600,000**

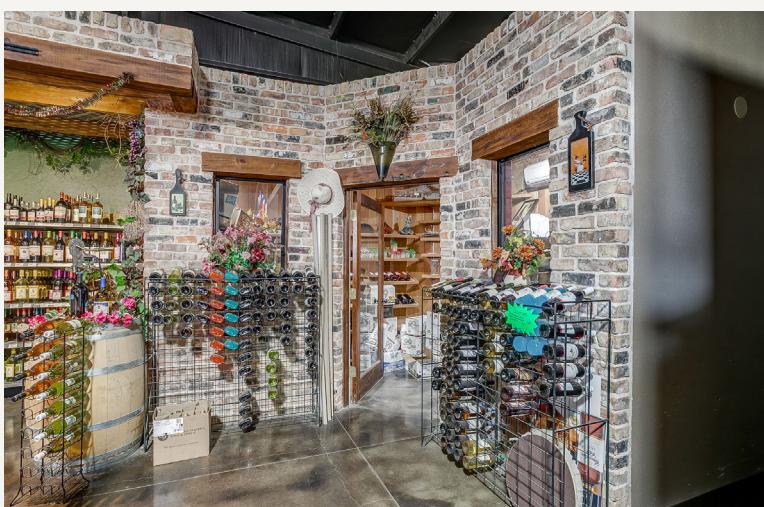
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**Retail ★ SALE**  
601 SOUTH MAIN STREET

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# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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